118.0	0003	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,900 /	772,900
					USE VALUE:	772,900 /	772,900
					ASSESSED:	772,900 /	772,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
314		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON CORT N & COREEN N
Owner 2:	
Owner 3:	
Street 1:	314 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAGLEBY-LAMBERT ROCK T & -
Owner 2:	MAGLEBY-LAMBERT JENNIFER M -
Street 1:	314 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,385 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1940, having primarily Vinyl Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12385.000	218,800		554,100	772,900
Total Card	0.284	218,800		554,100	772,900
Total Parcel	0.284	218,800		554,100	772,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.06 | /Parcel: 460.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76152
GIS Ref
GIS Ref
Insp Date 08/31/18

!9172!

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,800	0	12,385.	554,100	772,900	772,900	Year End Roll	12/18/2019
2019	101	FV	200,800	0	12,385.	562,000	762,800	762,800	Year End Roll	1/3/2019
2018	101	FV	200,800	0	12,385.	419,500	620,300	620,300	Year End Roll	12/20/2017
2017	101	FV	200,800	0	12,385.	379,900	580,700	580,700	Year End Roll	1/3/2017
2016	101	FV	200,800	0	12,385.	364,100	564,900	564,900	Year End	1/4/2016
2015	101	FV	175,400	0	12,385.	308,700	484,100	484,100	Year End Roll	12/11/2014
2014	101	FV	175,400	0	12,385.	292,900	468,300	468,300	Year End Roll	12/16/2013
2013	101	FV	175,400	0	12,385.	278,600	454,000	454,000		12/13/2012

PRINT

Date	Time
12/10/20	23:40:47

LAST REV

Date	Time
09/11/18	15:26:17

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9172

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGLEBY-LAMBERT	62421-496		8/9/2013		472,500	No	No		
LA MORTICELLI F	59347-335		6/21/2012		445,000	No	No		
LA MORTICELLI F	48574-265		11/29/2006	Family	1	No	No		
	15499-500		3/1/1984		20,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2015	939	Redo Bas	70,350		7/14/2015			Basement renovatio
7/9/2012	857	Wood-Sto	750					
7/19/1993	330	Manual	7,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
9/21/2012	MLS	EMK	Ellen K
12/2/2008	Meas/Inspect	163	PATRIOT
2/15/2000	Meas/Inspect	270	PATRIOT
8/31/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76152
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12385		Sq. Ft.	Site		0	70.	0.64	5									554,085						554,100	

Total AC/HA: 0.28432 | Total SF/SM: 12385 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 554,085 | Spl Credit | Total: 554,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.22870374
Const Adj.:	0.99980003
Adj $ / SQ:	110.561
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317143
Depreciation:	98314
Depreciated Total:	218829

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

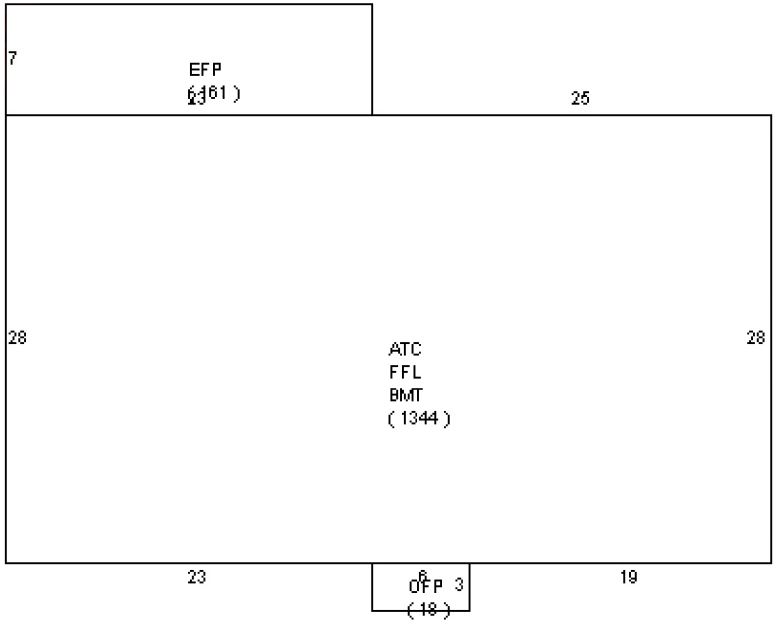
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	110.56
Special Features:	0	Val/Su Net:	65.57
Final Total:	218800	Val/Su SzAd	120.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,344	35.820	48,145
FFL	First Floor	1,344	110.560	148,594
ATC	Attic	470	110.560	52,008
EFP	Enclos Porch	161	44.130	7,104
OFP	Open Porch	18	43.990	792
	Net Sketched Area:	3,337	Total:	256,643
Size Ad	1814.3999	Gross Are	4211	FinArea 1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: